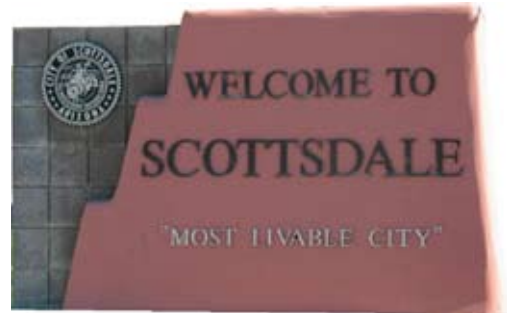


# Southern Scottsdale Investment Activity

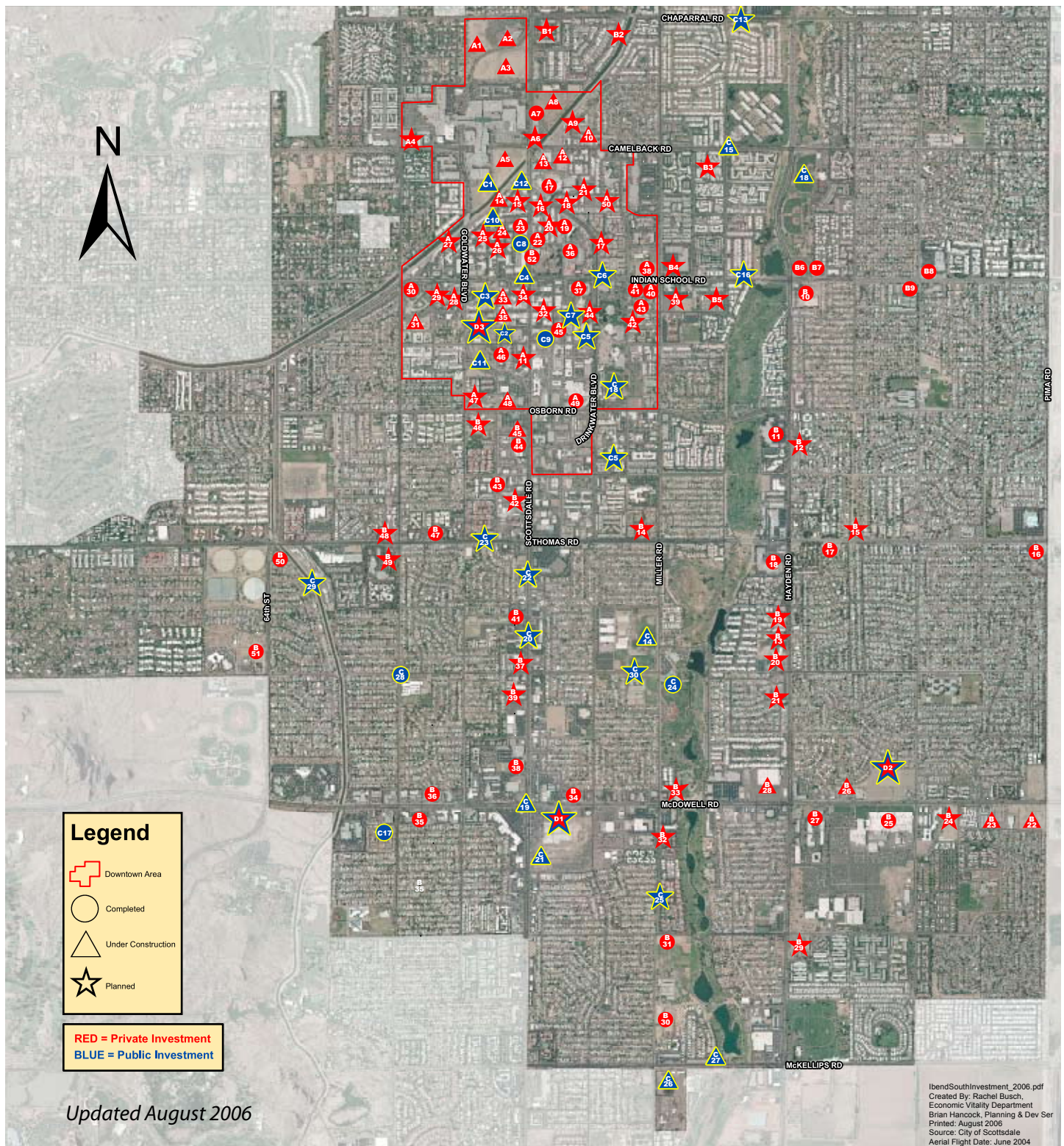
January 2003 - July 2006



# Investment Activity in Southern Scottsdale

## January 2003 - July 2006

(\$100,000 or Greater Investment)



## DOWNTOWN

- A1. Portales Residential:** New construction of 141 residential units with underground parking. Construction began 2006.  
*Total Investment: \$75 million*
- A2. Portales II Corporate Center:** New construction of 179,000 sf of Class "A" office space with underground parking. Completion late 2006.  
*Estimated Investment: \$26.9 million*
- A3. Optima Camelview Village:** New construction of 750 residential condo units and 38,000 sf of retail space. Opening late 2006.  
*Total Investment: \$250 million*
- A4. El Paseo:** Proposed 20,000 sf neighborhood retail center.  
*Estimated Investment: \$2.5 million*
- A5. Scottsdale Waterfront:** 11-acre retail, office and residential project located along the northern banks of the Arizona Canal. Phase 1 retail, office condo and two level underground parking structure opened late 2005. Phase 2 includes 366 planned residential condominium units.  
*Total Investment: \$250 million*
- A6. Renaissance II:** Proposed mixed-use office/retail project on a former gas station site.  
*Estimated Investment: \$3 million*
- A7. Scottsdale Oasis Retail:** A 38,550 sf specialty retail center at the northeast corner of Scottsdale and Camelback Roads. Completed 2005.  
*Total Investment: \$11 million*
- A8. Riverwalk Square:** New construction of 200 condominium units, in 2 phases, is planned on the former Safari Hotel site.  
*Total Investment: \$90 million*
- A9. Minnezona Condominiums:** Proposed 6-unit housing development on .18 acre. Completion anticipated 2007.  
*Estimated Investment: \$3.4 million*
- A10. Best Western Sundial:** New construction of a three-story, 54 room boutique hotel to begin in early 2006.  
*Total Investment: \$12.9 million*
- A11. Second Street Commons:** Proposed mixed use development with 25 residential units above street-level retail.  
*Estimated Investment: \$5 million*
- A12. W Hotel:** New construction of a 225-room boutique hotel and 25 residential condo units, opening late 2007.  
*Total Investment: \$90 million*
- A13. The Upton:** New construction of 10 condominiums arranged on four levels with a three-story desert oasis courtyard above underground parking. Construction began Summer 2006.  
*Total Investment: \$6 million*
- A14. Stetson Plaza:** New construction of a mixed-use project, with office, restaurant, and retail, located on the south bank of the Arizona Canal along Stetson Avenue. Completion in 2007.  
*Total Investment: \$33 million*
- A15. Kyoto Restaurant:** Proposed new restaurant to replace the existing Kyoto Restaurant.  
*Estimated Investment: \$5 million*
- A16. Saddle Ranch:** Restaurant/bar with western theme.  
*Total Investment: \$1 million*
- A17. Galleria Corporate Center:** Former retail mall completely remodeled into a Class "A" office complex. Completed 2003.  
*Total Investment: \$65 million*
- A18. Stetson/Wells Fargo:** Planned remodel of existing building and second story addition.  
*Estimated Investment: \$500,000*
- A19. E4:** New construction of a multi-themed dining and nightlife establishment. Opened late 2005.  
*Total Investment: \$3 million*
- A20. 4241 N. Winfield Scott Plaza:** Proposed new 2-story office building to replace existing structure.  
*Estimated Investment: \$800,000*
- A21. Club JP:** Proposed restaurant/bar in the downtown.  
*Estimated Investment: \$2.5 million*
- A22. Scottsdale Area Association of REALTORS®:** Renovation of 1968 building at 4221 North Scottsdale Road. Project included extensive exterior and interior redesign and remodeling. Completed 2004.  
*Total Investment: \$750,000*
- A23. Baker's Square Remodel:** Remodel of a restaurant located at Scottsdale Road and Stetson. Completed in early 2005.  
*Total Investment: \$100,000*
- A24. Pacific Realty Advisors:** Replacement of an existing two-story building with a new building for retail/office type uses.  
*Total Investment: \$800,000*
- A25. The Gallery Residence @ Marshall Way:** Proposed parking lot conversion into floor level gallery space and a two level residential unit.  
*Estimated Investment: \$1 million*
- A26. Janis Leonard Studio:** Proposed mixed-use project with studio on first floor and private residence above.  
*Estimated Investment: \$1.25 million*
- A27. Rose Garden:** New construction of a residential mixed-use development of 18,000 square feet of retail/restaurant space, 66 residential units, and public underground parking structure.  
*Estimated Investment: \$97 million*

- A28. Casa del Encanto:** Proposed addition of a second story to an existing building.  
*Estimated Investment: \$600,000*
- A29. Lofts 69:** Proposed new construction of 27 live/work units at 6901 N First Ave.  
*Estimated Investment: \$3 million*
- A30. Hotel Valley Ho:** A comprehensive remodel of one of Scottsdale's original resorts with 194 boutique hotel rooms, 36 new residential units & restaurants. Opened December 2005. Construction ongoing on residential component.  
*Total Investment: \$82 million*
- A31. Residences on Main:** New construction of 84 condo units, 62 townhomes and 3,000 sq. feet of retail. Estimated completion late 2007.  
*Total Investment: \$60 million*
- A32. Frontier Street Shop:** New facade and interior remodel to an existing retail building.  
*Estimated Investment: \$2.1 million*
- A33. JW Harris:** Expansion/remodel of existing building located at the Marshall and First Ave.  
*Estimated Investment: \$1 million*
- A34. The 4020 Building:** Proposed removal of façade and interior of existing building and construction of a 4-story mixed-use building using existing buildings steel frame at Scottsdale Rd & First Ave.  
*Estimated Investment: \$4 million*
- A35. ASREB:** Building upgrades, parking and landscaping improvements.  
*Total Investment: \$200,000*
- A36. Third Avenue Lofts:** New construction of 88 residential loft units. Completed 2004.  
*Total Investment: \$31 million*
- A37. Mondrian Hotel:** Completely remodeled 200-room hotel by prior owners completed in January 2004. Plans for more upgrades are underway.  
*Total 2004 Investment: \$7 million*  
*Estimated Future Investment: \$5 million*
- A38. CVS Drug:** New construction. Completed 2005.  
*Total Investment: \$940,000*
- A39. Messinger Mortuary:** Proposed replacement of covered parking area.  
*Total Investment: \$200,000*
- A40. SWC Miller & Indian School:** New construction of an office/retail project. Completed 2004.  
*Total Investment: \$600,000*
- A41. 1<sup>st</sup> Street Project:** New construction of an office/ residential project. Completed 2005.  
*Total Investment: \$375,000*
- A42. Studio 7540:** Proposed office/residential project with underground parking.  
*Total Investment: \$1.5 million*
- A43. Main & McKnight:** New construction of a mixed-use office/ residential project. Completed 2005.  
*Total Investment: \$380,000*
- A44. The Park:** Proposed renovation of a Civic Center Mall property into a 3-story, vertically mixed-use building with residential, office, and retail/restaurant uses.  
*Total Investment: \$1.1 million*
- A45. Bischoff Residence:** Private residence addition above the existing Bischoff retail store. Completed 2004.  
*Total Investment: \$235,000*
- A46. Loloma 5:** New construction of five live-work units designed by renowned architect Will Bruder. Completed 2004.  
*Total Investment: \$997,000*
- A47. Orange Row:** New construction of a three-unit condo project on a vacant parcel.  
*Estimated Investment: \$700,000*
- A48. X Lofts:** Planned new construction of 82 residential lofts located at the NW corner of Osborn Road and Bishop Lane.  
*Total Investment: \$20 million*
- A49. Scottsdale Healthcare Osborn Campus:** A major hospital expansion, the addition of a new critical care unit, and two new parking structures. Completed 2004.  
*Total Investment: \$90 million*
- A50. Business Security Concepts:** Proposed 1,400 sf office addition located just north of 6th Avenue on 75th Street.  
*Estimated Investment: \$300,000*

## OUTSIDE OF DOWNTOWN

- B1. Caleo/Sunburst:** Resort renovation on Scottsdale Road just south of Chaparral Road was completed in 2005. Changed ownership late 2005, new owners propose \$3-4 million in additional upgrades.  
*Estimated Investment: \$13 million*
- B2. Reflections on the Canal:** Proposed new construction of a 100-unit, luxury townhouse and condominium project at 7445 E. Chaparral Road.  
*Estimated Investment: \$40 million*
- B3. Citro Camelback:** 288 proposed units, of 2 & 3 story attached homes, ranging in size from 1,750-2,500 SF, with below grade private garages and roof top gardens.  
*Estimated Investment: \$130 million*
- B4. First Bank of Arizona:** Proposed new construction of 4,900 sf bank branch on the NEC of Miller and Indian School.  
*Estimated Investment: \$1.5 million*
- B5. Atrium 7700:** Proposed apartment remodel/condo conversion. Reduction in dwelling units from 24 to 18.  
*Estimated Investment: \$1 million*
- B6. 8040 E Indian School Building:** Remodel and expansion of an existing building.  
*Estimated Investment: \$100,000*
- B7. 8100 E Indian School:** Proposed major building and site rehabilitation.  
*Estimated Investment: \$100,000*
- B8. NEC Indian School & Granite Reef:** New construction of a 5,000 sq ft retail center. Completed early 2006.  
*Estimated Investment: \$950,000*
- B9. Granite Reef/Indian School Office:** Rehabilitation of a 2-story office complex, doubling rentable square footage. Completed in 2004.  
*Estimated Investment: \$1.2 million*
- B10. Bashas'/Walgreen's at Indian School & Hayden (previously Continental Bazaar):** Replacement of existing shopping center with new buildings and landscaping. Completed in 2004.  
*Total Investment: \$5 million*
- B11. Office Max Plaza:** New construction and remodel of retail center at Hayden & Osborn Roads. Completed 2004.  
*Estimated Investment: \$1 million*
- B12. Arizona Federal Credit Union:** Proposed new construction of a 4,000 sf bank branch at 3301 N Hayden Road.  
*Estimated Investment: \$1.2 million*
- B13. Hayden Office:** Proposed two-story office project.  
*Estimated Investment: \$2.5 million*
- B14. La Rosa Lofts:** Four existing residential lots have been rezoned to a multi-family designation to redevelop into 16-unit townhome community. Construction to begin Spring 2007.  
*Estimated Investment: \$6.7 million*
- B15. Scottsdale Homes:** Proposed new construction of 10 detached single-family homes.  
*Estimated Investment: \$5 million*
- B16. Mansourian Building:** Single-story, 6,000 sf dental office building on the corner of Thomas & Pima. Completed 2005.  
*Total Investment: \$100,000*
- B17. Offices at Thomas & Hayden:** Office condominium project consisting of 17,000 sf. Completed 2005.  
*Total Investment: \$100,000*
- B18. Indian River Plaza:** New construction of an Osco Drug Store & remodel/face lift of older strip center. Completed 2003.  
*Estimated Investment: \$770,000*
- B19. Wilshire Villas:** Proposed new construction of an 18-unit townhome development. Construction to begin late 2006.  
*Estimated Investment: \$3 million*
- B20. Hayden Array:** New construction of a nine unit infill housing development.  
*Estimated Investment: \$1.4 million*
- B21. Condos on Hayden:** Proposed residential developments.  
*Estimated Investment: \$25 million*
- B22. Bill Heard Chevrolet:** New construction of an auto dealership for new and used car sales. Occupancy expected late 2006.  
*Estimated Investment: \$12 million*
- B23. Shurgard Storage:** Planned site improvements to driveway, sidewalk and landscaping.  
*Estimated Investment: \$500,000*
- B24. Villa Contento:** Planned 38-unit townhome community.  
*Estimated Investment: \$6.5 million*
- B25. General Dynamics:** Significant upgrade to existing facility to attain Silver LEEDS Certification for green building.  
*Estimated Investment: \$300,000*
- B26. Offices @ 82<sup>nd</sup> Place:** Redevelopment of a former day care facility into a shell office building. Construction began 2006.  
*Estimated Investment: \$300,000*
- B27. Republic West:** New construction of a 17,300 sf remodeling retail store on a portion of a 2.5-acre site. Completed 2003.  
*Total Investment: \$2.2 million*

- B28. Lowe's:** New construction of a 184,000 sf Lowe's Home Improvement store and a 32,000 sf garden center. Construction to be complete late 2006.  
*Estimated Investment: \$11.5 million*
- B29. Scottsdale East Plaza:** Proposed new construction of 6,800 sf restaurant/retail uses and update to façade.  
*Estimated Investment: \$1.2 million*
- B30. Scottsdale Casitas:** Revitalization of trailer park into a 126-unit, market-rate, townhome community. Completed 2005.  
*Estimated Investment: \$12 million*
- B31. Miller Crossing:** New construction of 18 townhomes. Construction completed 2006.  
*Estimated Investment: \$3.6 million*
- B32. Project Miller:** Proposed new construction of 16-unit condo.  
*Estimated Investment: \$4.5 million*
- B33. Big O Tire:** Proposed new construction of a full service tire store relocating from Thomas Road and site upgrades to existing lube facility.  
*Estimated Investment: \$750,000*
- B34. AZ PowerSports (Extreme Yamaha/Suzuki):** Remodeling of the former Goodwill building located just west of McDowell Road and 74th Street. Completed 2004.  
*Total Investment: \$100,000*
- B35. United Auto Group Remodel – Audi/Lexus, Land Rover/Jaguar:** Renovation and enhancements to existing dealerships. Completed 2004.  
*Estimated Investment: \$1 million*
- B36. Scottsdale Infiniti:** Building expansion adding parts storage, new detail prep area and increasing customer parking and vehicle display area. Completed 2004.  
*Estimated Investment: \$500,000*
- B37. DeFalco's Deli:** Proposed enclosure of existing patio space  
*Estimated Investment: \$100,000*
- B38. LA Fitness:** New 41,000 square foot fitness facility on a 5.6-acre site. Completed 2004.  
*Estimated Investment: \$9 million*
- B39. "Kam's" Center:** Proposed major façade facelift of existing retail center at Scottsdale Road south of Oak St.  
*Estimated Investment: \$500,000*
- B40. Los Sombreros:** A former residence and veterinary clinic, the project rehabbed and converted the abandoned building to a 1,800 sf restaurant. Completed 2003  
*Estimated Investment: \$100,000*
- B42. Dos Gringos Offices & Warehouse:** Proposed 2-story office/warehouse building at 7107 E Earll.  
*Estimated Investment: \$1.5 million*
- B43. The Duke:** New construction of an 8-unit condominium building.  
*Estimated Investment: \$2 million*
- B44. US Egg Restaurant:** New construction on Scottsdale Road just south of Osborn. Completed 2005.  
*Estimated Investment: \$455,500*
- B45. A.G. Medical Plaza:** New construction of a 38,000 square foot, 3-story medical office building with underground parking. Construction underway.  
*Estimated Investment: \$7.5 million*
- B46. First Baptist Church of Scottsdale:** Proposed expansion of church facilities.  
*Estimated Investment: \$100,000*
- B47. Brinks Storage:** Building conversion to storage facility uses and site upgrades. Completed 2006.  
*Estimated Investment: \$400,000*
- B48. Scottsdale Plaza:** New construction of a 9,000 sf shopping center development at the NWC of 68<sup>th</sup> St and Thomas.  
*Estimated Improvements: \$500,000*
- B49. 68<sup>th</sup> St:** Proposed retail development at the SWC of Thomas & 68<sup>th</sup> St. Completion anticipated late 2006.  
*Estimated Investment: \$950,000*
- B50. Arcadia Commons:** Office condo conversion of a 20,000 sf, two-story office building located at SEC of 64<sup>th</sup> St and Thomas. Completed 2005.  
*Estimated Investment: \$750,000*
- B51. Papago Buttes Church of the Brethren:** New construction of an 8,000 sf church, under a pilot green building commercial program. Completed 2005.  
*Estimated Investment: \$1.6 million*
- B52. Scottsdale Wireless Network:** Wireless access network designed for downtown business and residential community.  
*Estimated Investment: \$300,000*

## **PUBLIC INVESTMENT**

- C1. Arizona Canal at Scottsdale & South Canal Plaza Project:** Construction in progress on the plaza, landscaping, pedestrian paths, bridges and other amenities.  
*Total Investment: \$11 million*
- C2. Main Street Southwest Museum:** Proposed downtown art museum.  
*Total Investment: \$7.5 million*
- C3. Downtown Lighting Improvements:** Custom street light fixtures for Main Street. Currently in design phase.  
*Total Investment: \$630,000*
- C4. Artist Bus Shelters:** Artist Kevin Berry has been selected to design a number of artist bus shelters throughout the downtown area.  
*Total Investment: \$210,000*
- C5. SCA Remodel:** Proposed addition of signature main entry, mezzanine level over a portion of atrium for conferences/meetings, new interiors, offices and efficiency upgrades to the HVAC system.  
*Estimated Investment: \$8 million*
- C6. Indian School Road Drainage:** Plans to eliminate flooding through the construction of storm drains.  
*Total Investment: \$5.1 million*
- C7. Civic Center Mall Restroom Renovation:** Reconstruction of the existing public restroom facility adjacent to the Scottsdale Historical Society.  
*Total Investment: \$467,000*
- C8. 5<sup>th</sup> Avenue Parking Structure:** Completed 2005  
*Total Investment: \$5.3 million*
- C9. Old Town Parking Structure:** Completed 2005  
*Total Investment: \$4.8 million*
- C10. Downtown Restrooms:** Replacement of the existing 5th Ave restrooms. Currently under construction.  
*Total Investment: \$500,000*
- C11. Main Street Plaza Parking Structure:** Completion in 2006  
*Total Investment: \$2.4 million*
- C12. South Canal Bank Parking Structure:** Completion late 2006  
*Total Investment: \$5 million*
- C13. Chaparral Road Traffic Calming:** Planned residential traffic calming project.  
*Total Investment: \$290,000*
- C14. Coronado High School:** Major redevelopment existing high school. New construction of all administrative, classroom and multi-purpose buildings. Completion estimated for 2007.  
*Estimated Investment: \$50 million*
- C15. Camelback Road Improvements:** A four-lane roadway with medians/turn lanes, sidewalk, curb and gutter, and traffic signal improvements. Currently under construction.  
*Total Investment: \$1.47 million*
- C16. Indian School Roadway Improvements:** New driveways, turn lanes, bus bays and landscaping is being designed for Indian School Rd between Drinkwater and Pima.  
*Total Investment: \$5.17 million*
- C17. Supai Middle School:** Major renovations of middle school campus.  
*Total Investment: \$10.9 million*
- C18. San Francisco Giants spring training complex:** Add training facilities just east of Scottsdale Stadium, reconfiguring and improving portions of the stadium and upgrading the Giants training facilities at Indian School Park. Currently under construction.  
*Estimated Investment: \$23.1 million*
- C19. McDowell Streetscape Improvements:** Right-of-way landscape improvements. Phase II under construction.  
*Estimated Investment: \$6 million*
- C20. Scottsdale Road Streetscape:** Right-of-way landscape improvements are being designed for along Scottsdale Road.  
*Estimated Investment: \$1 million*
- C21. ASU Scottsdale Transit Facility:** New transit facility with shaded areas, passenger amenities and city services.  
*Estimated Investment: \$3.5 million*
- C22. Scottsdale Road Drainage Corridor:** Proposed storm drain to alleviate street flooding is being designed.  
*Estimated Investment: \$2.9 million*
- C23. Thomas Road Bicycle Lanes:** Proposed bike lanes, wide sidewalks and landscaping improvements.  
*Estimated Investment: \$4.6 million*
- C24. El Dorado Pool Improvements:** Design and construction of a new family aquatic center. Completed 2004.  
*Total Investment: \$4.3 million*
- C25. Miller Road Sewer:** Replacement of the existing sewer line in Miller Rd from McDowell south to the Princess Metering Station to accommodate growth and revitalization impacts.  
*Total Investment: \$5.3 million*
- C26. McKellips Service Center:** Redevelopment of city site including three police facilities, two maintenance facilities and a face-lift of existing facilities.  
*Total Investment: \$35 million*

- C27. McKellips Multi-Use Path and wall:** Construction of a path and 8-foot high CMU wall along Miller Road across from Indian Bend Park.

*Total Investment: \$1 million*

- C28. Tonalea Traffic Calming:** Bikeway, sidewalk, and traffic calming improvements.

*Total Investment: \$970,000*

- C29. CrossCut Multi-Use Path Improvements:** Multi-use path construction, paths and underpass improvements. Currently in design phase.

*Estimated Investment: \$1.8 million*

- C30. Sierra Vista Academy:** Proposed improvements to classrooms.

*Estimated Investment: \$3.3 million*

## **PUBLIC & PRIVATE INVESTMENT**

- D1. SkySong, ASU Scottsdale Innovation Center:** The City of Scottsdale and the ASU Foundation have established a partnership to build a 1.2 million square foot research, technology and innovation center, 325 residential units and a parking garage on 43 acres.

*Total investment: \$390 million*

*(\$90 million public/ \$300 million private)*

- D2. McDowell Village (Former Smitty's):**

A 37,500 square foot Senior Center and Citizen Service Center, next to 10,000 sf of neighborhood retail and 223 market rate senior independent living apartments.

*Total investment: \$32 million*

*(\$12 million public/ \$20 million private)*

- D2. Main Street Plaza:**

A mix of 250 residential condo units, retail uses and public plaza space. Phase I completion in 2006.

*Total investment: \$47.7 million*

*(\$700,000 public/ \$47 million private)*

### Text & Data

Rachel Busch, Economic Vitality

### Graphic Design

Brian Hancock

Becky Frey

Planning & Development Services

Aerial Photography Provided by the

City of Scottsdale

Geographic Information Systems

### Publication Date

September 6, 2006

